



Stable Barn • Harlington Road • Sharpenhoe • Bedford • • MK45 4SJ

Guide Price £875,000

Charter Whyman

TOWN & VILLAGE HOMES





PERIOD CONVERSION LARGE PLOT AN ABUNDANCE OF CHARACTER

THE PROPERTY

Set within a delightful semi-rural setting, this exceptional conversion of a former stable has been thoughtfully transformed by the current owners into a striking contemporary home. Rich in character and charm, the property beautifully showcases its heritage, with exposed original beams and an impressive vaulted ceiling creating a dramatic first impression from the moment you step into the welcoming open-plan living space.

The spacious living area is centred around an attractive open brick fireplace with a solid fuel burner, offering warmth and atmosphere throughout the seasons. The stylish kitchen is designed for both everyday living and entertaining, featuring a central island with breakfast bar, integrated wine cooler, a traditional oil-fired double AGA, and an additional electric AGA for year-round convenience. A versatile ground-floor bedroom with en-suite facilities also provides the ideal snug, guest suite or home workspace.

A timber galleried landing overlooks the spectacular vaulted living space, enhancing the sense of light and openness. The first floor offers two generous double bedrooms, each benefiting from its own en-suite, creating comfortable and private accommodation for family and guests alike.

Occupying a substantial plot, the gardens enjoy attractive views across neighbouring paddocks, with lawns and raised flower beds providing a peaceful outdoor retreat. Completing this impressive package are a detached home office/gym with kitchen and shower room, together with a detached double garage featuring remote-operated roller doors.

THE LOCATION

Sharpenhoe is a rural village located in Central Bedfordshire on the edge of Chiltern Hills and is surrounded by stunning countryside, on the edge of The Chiltern Hills with beautiful walk and outdoor activities. There is convenient access to major routes and nearby towns such as Harlington, Barton-le-Clay, and Flitwick. Essential services, shops, and pubs can be found in surrounding villages and towns. For more extensive shopping, leisure, and dining options, residents typically visit Luton (approx. 7 miles) or Bedford (approx. 12 miles). The well regarded Lower & Upper Harlington Schools are within 1.5 miles. The area is ideal for those seeking a quiet rural lifestyle with good transport links.

The nearby station at Harlington (1.4miles) with trains direct to St Pancras and Flitwick (2.7miles) are close at hand, as are transport links with the M1 Junction 12 and A6.







Approximate Floor Area = 137.9 sq m / 1484 sq ft
 Garage = 42.0 sq m / 452 sq ft
 Annexe = 28.4 sq m / 306 sq ft
 Total = 208.3 sq m / 2242 sq ft (Excluding Void)

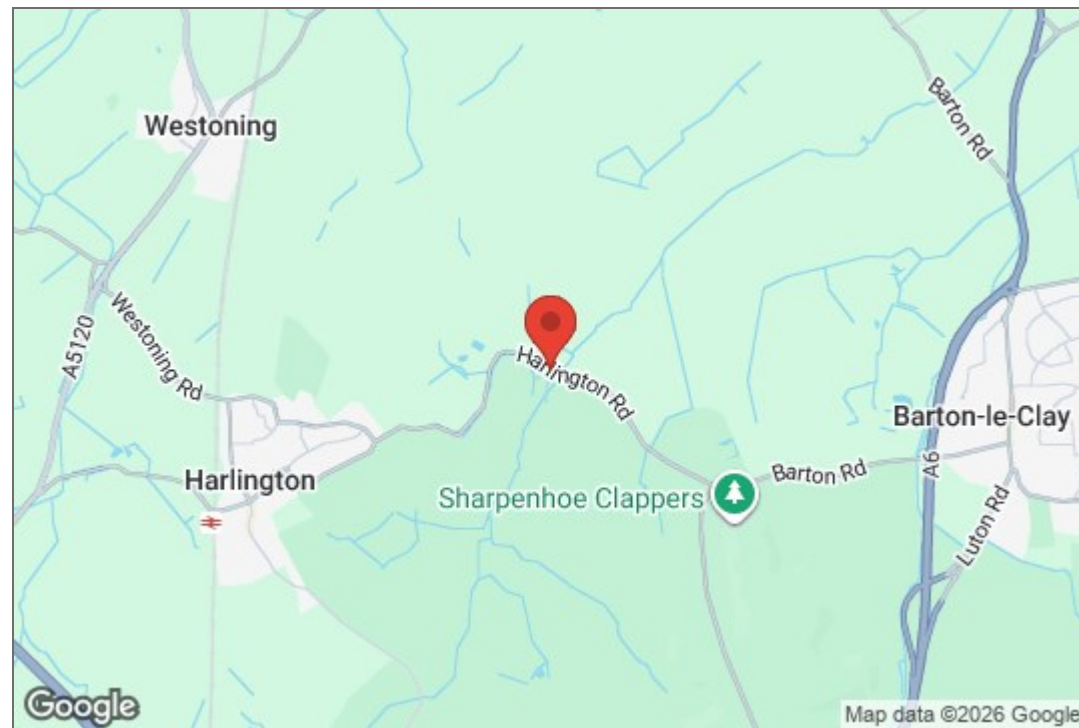


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100388

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area **may** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Timber clad under a pitched tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - D

CONSERVATION AREA

The property is not located within a Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk